

**Summary by Style
PORTSMOUTH, NH**

10/30/2017

Style		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01	Ranch	22	376,973	361,327	0.97	337,000	312,000	0.96	0.05	5.49%	0.96
02	Split-Level	1	326,000	303,900	0.93	326,000	303,900	0.93	0.00	0.00%	0.93
03	Colonial	13	565,731	567,785	1.00	555,000	533,400	1.00	0.02	2.00%	1.00
04	Cape Cod	28	430,896	424,907	0.99	383,250	371,350	0.99	0.03	3.61%	0.99
05	Bungalow	6	538,817	531,933	1.00	584,450	554,800	0.97	0.03	5.33%	0.99
06	Conventional	29	579,745	555,300	0.96	594,900	563,000	0.97	0.05	5.62%	0.96
07	Modern/Contemp	3	978,333	968,900	0.99	825,000	787,600	1.00	0.00	1.67%	0.99
08	Raised Ranch	1	375,000	366,200	0.98	375,000	366,200	0.98	0.00	0.00%	0.98
09	2 Unit	4	435,200	413,400	0.96	452,000	417,350	0.98	0.02	4.34%	0.95
10	Duplex	1	407,000	404,600	0.99	407,000	404,600	0.99	0.00	0.00%	0.99
105	Townhouse/Row	12	291,400	300,000	1.03	229,750	230,250	1.01	0.02	3.63%	1.03
106	Gambrel	3	439,333	414,433	0.94	418,000	411,200	0.93	0.01	2.15%	0.94
107	Garrison	3	492,000	478,500	0.98	481,000	481,800	1.00	0.02	3.33%	0.97
11	3 Unit	2	579,000	581,900	1.00	579,000	581,900	1.00	0.03	3.00%	1.01
60	Victorian	2	907,500	927,750	1.03	907,500	927,750	1.03	0.07	6.31%	1.02
63	Antique	12	845,208	827,367	0.99	707,500	685,450	0.99	0.03	3.20%	0.98
			513,723	502,708	0.98	458,750	423,150	0.99	0.03	4.38%	0.98

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Intrnl ID	Style	MBLU	Location	Land Nbhhd	Use Code	Eff Area	Eff Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp	
31336	01	Ranch	0260/0081/0000//	618 COLONIAL DR	121	1010	1,481	77	30	11/7/2016	315,000	273,900	0.87	1.15	0.09
30400	01	Ranch	0233/0033/0000//	16 HAMPSHIRE RD	123	1010	1,436	59	22	7/28/2016	345,000	300,200	0.87	1.15	0.09
31322	01	Ranch	0260/0067/0000//	57 MASON AVE	121	1010	1,471	77	30	5/23/2016	300,000	266,800	0.89	1.12	0.07
30817	01	Ranch	0247/0001/0000//	608 ELWYN RD	133	1010	1,602	45	24	12/20/2016	340,000	306,100	0.90	1.11	0.06
29301	01	Ranch	0219/0002/0000//	940 MAPLEWOOD AVE	129	1010	1,955	61	22	7/21/2016	420,500	380,100	0.90	1.11	0.06
28681	01	Ranch	0207/0026/0000//	33 PLEASANT POINT DR	109	1010	3,183	51	10	9/27/2016	1,450,000	1,321,400	0.91	1.10	0.05
30990	01	Ranch	0250/0061/0000//	15 DWIGHT AVE	114	1010	1,432	56	26	8/4/2016	339,000	317,900	0.94	1.07	0.02
31582	01	Ranch	0268/0061/0000//	31 TAFT RD	114	1010	1,409	62	10	7/8/2016	370,000	347,000	0.94	1.07	0.02
32550	01	Ranch	0292/0087/0000//	12 SUZANNE DR	118	1010	1,433	59	22	10/24/2016	300,000	283,800	0.95	1.06	0.01
28775	01	Ranch	0209/0052/0000//	242 LESLIE DR	128	1010	1,208	61	22	10/27/2016	302,000	287,300	0.95	1.05	0.01
30991	01	Ranch	0250/0062/0000//	11 DWIGHT AVE	114	1010	2,028	56	14	10/6/2016	400,000	383,400	0.96	1.04	0.00
30791	01	Ranch	0243/0042/0000//	64 WOODWORTH AVE	125	1010	962	85	10	6/2/2016	259,000	249,000	0.96	1.04	0.00
31007	01	Ranch	0250/0078/0000//	50 HARDING RD	114	1010	1,689	61	22	4/1/2016	359,000	346,100	0.96	1.04	0.00
32161	01	Ranch	0283/0004/0000//	100 PATRICIA DR	118	1010	1,773	39	22	10/28/2016	377,500	370,800	0.98	1.02	0.02
30018	01	Ranch	0225/0023/0000//	1510 ELWYN RD	133	1010	1,219	77	24	10/3/2016	275,000	270,800	0.98	1.02	0.02
30415	01	Ranch	0233/0048/0000//	56 SHEFFIELD RD	123	1010	2,396	58	16	7/15/2016	390,000	388,700	1.00	1.00	0.04
31150	01	Ranch	0251/0104/0000//	12 EDGEWOOD RD	133	1010	1,469	58	28	7/22/2016	295,000	300,600	1.02	0.98	0.06
32548	01	Ranch	0292/0085/0000//	8 SUZANNE DR	118	1010	1,285	59	22	4/1/2016	270,000	276,600	1.02	0.98	0.06
30746	01	Ranch	0241/0012/0000//	1674 ISLINGTON ST	123	1010	1,381	20	12	8/23/2016	339,000	347,400	1.02	0.98	0.06
32736	01	Ranch	0293/0005/0001//	377 OCEAN RD	118	1010	2,293	31	14	7/5/2016	335,000	357,300	1.07	0.94	0.11
31371	01	Ranch	0260/0116/0000//	90 DECATUR RD	121	1010	864	77	36	10/21/2016	200,000	222,700	1.11	0.90	0.15
30032	01	Ranch	0225/0039/0000//	892 ELWYN RD	133	1010	1,921	66	22	9/30/2016	312,400	351,300	1.12	0.89	0.16
30539	02	Split-Level	0234/0036/0000//	2 LARRY LN	129	1010	1,221	60	28	11/23/2016	326,000	303,900	0.93	1.07	0.00
38132	03	Colonial	0292/0240/0000//	90 NATHANIEL DR	119	1010	3,739	16	13	9/15/2016	555,000	533,400	0.96	1.04	0.04
32235	03	Colonial	0288/0003/0019//	107 EASTWOOD DR	119	1010	3,998	25	10	5/11/2016	412,000	590,200	0.96	1.04	0.04
52269	03	Colonial	0233/0107/0001//	6 VINE ST	123	1010	1,944	1	1	5/9/2016	175,000	171,000	0.98	1.02	0.02
31679	03	Colonial	0270/0002/0000//	215 FW HARTFORD DR	115	1010	4,097	24	16	6/30/2016	425,000	617,500	0.99	1.01	0.01
32237	03	Colonial	0288/0003/0020//	97 EASTWOOD DR	119	1010	4,109	15	13	2/2/2017	415,000	609,800	0.99	1.01	0.01
30199	03	Colonial	0232/0051/0000//	782 MIDDLE RD	125	1010	1,715	77	17	5/31/2016	406,000	402,900	0.99	1.01	0.01

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